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**CAROLINA SHORES PROPERTY OWNERS' ASSOCIATION**  
**BOARD OF DIRECTORS MEETING**  
**DECEMBER 13, 2023**

**Board Members Present:** Jeff Alt, President; Jack Csernecky, Vice President; Kerry Jarrell, Treasurer; and Directors, Philip Laura, Julia Lally, Kelly Wilson, and Chris Edwards.

**Board Members Absent:** Sue Hensler.

Jeff called the meeting to order at 9:30 a.m. and led the attendees in the Pledge of Allegiance.

**Approval of November Minutes:** Julia made a motion to approve the minutes and Philip seconded the motion. The motion passed unanimously.

**Member Comments on Agenda Items:** none

**BOARD LIAISON REPORTS:**

**Treasurer Report:** Kerry passed out the updated operating budget through November 2023. He also handed the directors the transaction detail report for November 2023. He reported that revenue exceeded the budget. Contract landscaping is over budget due to the overlap of contractors. Kerry said that the proposed budget had been open to the membership for 2 months and asked the board to approve the budget. Julia made a motion to approve the 2024 budget and Jack seconded the motion. The motion passed.

**Architectural Control Committee (ACC):** Jack reported that we currently have 11 homes in various state of construction.

**Recreation Social Committee:** Nothing to report.

**Recreation Facilities:** Nothing to report.

**Communication:** Nothing to report.

**Advisory Committee:** Philip said that he would schedule a meeting with his committee in the new year to get suggestions on what to do for our 50<sup>th</sup> anniversary.

**House Committee:** Julia reported that the cameras had been updated.

**Grounds Committee:** Chris reported that Triple G had done a good job with mulch and flowers. He said that he had received a request for more flowers at the Thomasboro entrance. He asked Merrilee if she would give him a list of POA owned properties.

**Old Business:** None.

**New Business:** None.

**Member Comments:** Sue O'Reilly asked what was being done about the property that burned down. Martin is camping in the backyard. The only recourse the POA has is to fine him and he doesn't pay his dues or taxes. Jeff said that the county will foreclose on the property for the back taxes. Chris stated that the town has been trying to get Martin to help with housing since 2018 but he doesn't want the help. He said that Martin was not currently on the property because he was taken to the hospital. He tried to have animal control take the dog, but they refused to since he was on private property. A neighbor is making sure that the dog has food and water while Martin is in the hospital.

Joanne Bendy asked if the Board would approve of upgrading the spotlights they use on the wall to LED, also the lights they use to decorate the wall are very heavy and the GFI plug is expired. She has a volunteer who will do the work at no charge other than the supplies. Chris said to hold off this year and he will make a request with the county to see if they would replace the lights for us. Joanne thanked Chris and the grounds crew for the way the POA maintained property looks.

Kelly thought the board should put a plaque at the pavilion in Joe Watt's memory since he was instrumental in the building of the pavilion. Jack said that many people participated in its construction. Julia said that maybe a memory bench would be a better idea.

The regular Board meeting ended at 9:55 a.m. and the Board went into executive session at 10:00 a.m. and adjourned the meeting at 10:45 a.m.

Next Board meeting will be held on Wednesday January 10, 2024, at 9:30 a.m.